



HPC Docket # 15-004

Certificate of Appropriateness for Locker 42 located at 36 South Main, TIN # 06-029-0003

REPORT SUMMARY...

Project Name: Locker 42 Exterior Façade Renovation
Owner/Proponent: Jason Pond / Team Pond Properties
Request: A Certificate of Appropriateness for a Building Façade Renovation
Current Zoning: Town Center - Historic District (TC-HD)
Staff Recommendation: Conditionally Approve
Date of Hearing: Sept 8, 2015
Presented By Amber Reeder, Planner II

RECOMMENDATION

Staff recommends that the Historic Preservation Committee conditionally approve HPC Docket # 15-003, Locker 42 Exterior Façade Renovation, located at 36 South Main Street; TIN # 06-029-0003.

PROJECT

The property is approximately 0.5 acres in size with an existing building with multiple tenant spaces. The façade to be renovated is the north side of the 2-story building with tile roof. The space was most recently occupied by a dance studio and the Locker 42 business will be expanding into the space. The renovation includes replacement of the storefront system to include a double-door, glass replacement with more energy-efficient glass, a new exterior finish on the building, and painting the roof tile.

HISTORICAL BACKGROUND

The structure was built circa 1915. In Michael Christensen's *1978 Survey for Historic Homes for Logan City*, the building is listed as "Contributory" in the preliminary evaluation and "Deteriorated" for the building condition. It is described as a "one story, brick structure [with] a transom above the large display windows on the front façade. Crowning the top of this building is a mansard roof of Spanish tile." The building housed the Baugh Motor Co. and Cache County Farmer's Equity in its early years. Kowallis Implement operated there from approximately 1959 to 1984. In the 1980's it was Kidman Hardware. The 1999 Reconnaissance Level Survey gave the structure a "C" evaluation, meaning the building is considered a non-contributing historic building. In the 2011 survey the building was upgraded to a "B" evaluation indicating that it is eligible and contributing to the historic district. It was most recently occupied by Dance Illusion and used as a dance studio. The style is indicated as 20th century commercial, mission-style with part block and brick veneer construction. The two storefronts have been altered.

The building was reviewed and issued a Design Review permit in 1996 for rehabilitation and conversion to a microbrewery and restaurant. The project was not implemented. An Administrative Certificate of Appropriateness for repainting the exterior was approved in 2009.

CERTIFICATE OF APPROPRIATENESS

The Land Development Code (LDC) §17.27.070 requires a Certificate of Appropriateness to be obtained for any exterior construction requiring a building permit.

Historic District Design Standards

The Historic District Design Standards (HDDS) CR-1 states the following about commercial rehabilitation: *"Certain features are characteristic of historic commercial structures in downtown Logan. Many of these features were originally designed to help draw the attention of customers and*

thus are often pedestrian friendly. These features are important to address in commercial rehabilitation efforts in order to preserve the integrity of the historic structure. The following standards explain and illustrate the features that the Historic Preservation Committee will examine during its review of a project proposal."

These features include storefronts, kickplates, transom windows, upper windows, doors and cornices.

Storefronts

HDDS Chapter II, CR-1 Storefronts states: *"The traditional storefront is a distinctive element of commercial buildings in Logan. Generally the storefront consists of large display windows with a primary recessed entry.*

- a. Maintain the original storefront.*
- b. If the original storefront has been covered, remove covering material and restore original storefront windows.*
- c. Utilize storefront display areas as an asset to the commercial establishment.*
- d. Empty storefronts should be utilized for window display and lit into the evening."*

The proposed storefront renovation includes replacing the glass with thermally efficient glass. The windows will include a separation of the front windows to a display and transom system. A transom window will be maintained above the door. The entrance is recessed and there is no change proposed to the entrance recess. There will be some repair of the concrete and adjustment to accommodate a double-door entry. The double-door entry will be a prefinished anodized system. The change is intended to allow for easier access. The proposed renovation will maintain the recessed entry, which is a distinct element of the storefront. The display window replacement is in character with a historic storefront system and will allow for better energy efficiency for the space.

The building is indicated as a part-block and brick construction and has had a stucco finish on the upper façade for at least 15 years as it is indicated on the 1999 Survey. There is water damage and decay to the exterior that requires replacement. The applicant is proposing an aluminum panel system in blue and gray and replacement of the EIFS stucco on the upper façade. The metal panel system was proposed as the Edward's Furniture store to the north is a metal panel façade. The Edward's façade was put on in the 1950's and is a historic and distinct exterior. The Historic District guidelines give preference to brick and masonry when new materials are introduced to a building. The Materials section (CC-6) states: "The majority of structures in the downtown area are masonry. Some historic facades in the District have been covered by metal or aluminum siding, which do not represent the original building materials of structures." Brick is encouraged or an exterior material that is compatible with and enhances existing historic facades. A metal panel system may have a similar look to the Edward's metal façade but staff is concerned that the system will look modern and inconsistent with other historic structures and nature of the area. The applicant has indicated that he looked into brick systems but there is not the ability to engineer a support system to anchor it to the wall because of the space involved. The applicant indicated that a stucco system could be used instead of the metal panel. The stucco system would be able to mimic the existing plaster columns or scored to have a masonry appearance. The coloring would be the blue and gray, as proposed.

Staff believes the stucco system would be preferable as it would be more consistent with the existing plaster and stucco system. The wall area to be covered is a small percentage of the building's façade but the EIFS would allow for a more historic appearance if the stucco was scored to be similar to the existing column system or a block wall.

Kickplates

The existing kickplate system will be maintained as there is not any change to the window opening size proposed. A previous photo indicates there was a tile kickplate. It has since been painted and plastered over and so the condition would be hard to determine. The exterior treatment is to be metal panel system or EIFS alternative. As discussed in the previous section, the EIFS material would be staff's preference as it is more consistent with the existing building and nature of the District.

Windows

The proposed renovation includes transom windows on the storefront and maintains the transom system above the door. The upper windows are proposed to have a glass replacement. The mullions will be maintained. The glass is single-pane individual panels and they will be replaced with a tempered pane that will also be more energy efficient.

Door

The HDDS describe the door as the "primary focus of the front façade of a commercial structure because it provides a first impression of the building and its uses." The standards emphasize maintaining the original door and its location, size, and proportion. This proposal includes modification of the entry for a double-wide door. The applicant is not intending to modify the current door opening as little as possible. He is wanting to make improvements to the property but is also considering the functionality of the space. The single door at the Locker 42 current location makes it difficult for people to enter and exit at the same time and the applicant feels it hinders pedestrian flow and the ability to get materials and displays in and out the building. The door itself is a typical commercial door and doesn't have any distinct features. The more defining characteristics of the storefront are the recessed entry and transom window. The entry modification is looking to maintain the recessed entry and transom window system. The double-door replacement would make the store more accessible and maintain the doorway as the center focus. Staff recommends that the anodized door system have a finish such as a dark gray color, as opposed to a standard aluminum, that would be more consistent with the proposed colors and help the door blend in.

Cornice

The proposal includes texturing and painting the tile roof. The tile roof system is essentially a cornice as it is an architectural ornamental detail on the building front and not part of an actual building roof system. The texturing and painting will maintain the Spanish tile color is to help preserve the tile and increase its lifespan. There is not a change to the tile or look proposed.

SUMMARY

The proposed modifications are appropriate and in accordance with the Historic District Design Standards. The proposal maintains the most significant features of the building façade while allowing for repair and increased functionality. The use of a scored EIFS system will be more consistent with the existing façade and allow for a greater level of compatibility than the aluminum metal panel system.

PUBLIC NOTICE

Fifteen days prior to the public hearing, Public Notice letters were sent to adjacent property owners with a 300 foot radius of the subject property identified and legal notice was published in the Herald Journal on August 23, 2015.

PUBLIC COMMENTS

No public has been received for the project.

RECOMMENDED CONDITIONS OF APPROVAL

This project is subject to the proponent or property owner agreeing to comply with the following conditions as written, or as may be amended by the Historic Preservation Committee.

1. Any representations by the proponent at the Historic Preservation Committee hearing that is approved shall be incorporated into the final action as conditions of approval and recorded on the Certificate of Appropriateness.
2. The Historic Preservation Committee approves the proposed building elevations and designs for the storefront, transom windows, door and upper story improvements. The exterior finish will be an EIFS system, colors as proposed, with scoring to be consistent with the existing column motif.

3. Exterior lighting shall comply with the Land Development Code §17.36.210 and be down-lit concealed source type lighting.
4. Any new signage requires a separate sign permit to be issued by the Community Development Department.
5. The proponent is responsible to ensure that any construction is appropriately permitted and inspected by the Building Safety Division through timely scheduled inspections.
6. Failure to comply with any conditions of approval shall void the permit and require a new Historic Preservation Committee hearing.

RECOMMENDED FINDINGS FOR APPROVAL

The Historic Preservation Committee bases its decisions on the following findings supported in the administrative record for this project:

1. The project complies with all requirements imposed by Title 17 of the Logan Municipal Code.
2. The project is consistent with the objectives and purpose of the General Plan and Title 17 of the Logan Municipal Code by helping to maintain the Town Center (TC) zone as the central hub for Logan City and Cache Valley.
3. The building is considered a "B" evaluation in the 2011 Reconnaissance Level Surveys, and considered eligible and contributory to the historic district.
4. As conditioned, the new construction and materials share the same general features as the majority of the surrounding contributing structures and will therefore be compatible to the entire district.
5. The project substantially complies with standards outlined in the *Historic District Design Standards* and the *Secretary of the Interior's Standards for Rehabilitation and Reconstruction*.

This staff report is an analysis of the application based on adopted city documents, standard city development practices, and available information. The report is to be used to review and consider the merits of the application prior to and during the course of the Historic Preservation Committee meeting. Additional information may be revealed by participants at the Planning Commission meeting which may modify the staff report and become the Certificate of Decision. The Director of Community Development reserves the right to supplement the material in the report with additional information at the Historic Preservation Committee meeting.



APPLICATION FOR CERTIFICATE OF APPROPRIATENESS

Date Received 8/17/15	Received By	Receipt Number	Zone TC-HD	Application Number HPC 15-004
PROJECT NAME Locker 42				
PROJECT ADDRESS 36 South Main Logan				COUNTY PLAT TAX ID # -- --
AUTHORIZED AGENT (Must be accurate and complete) JASON POND				MAIN PHONE # 435 752 1718
MAILING ADDRESS 40 South Main		CITY LOGAN	STATE UT	ZIP 84321
EMAIL ADDRESS JPOND@WELOGOSTUFF.COM				
PROPERTY OWNER OF RECORD (Must be listed) JASON POND TEAM POND PROPERTIES				MAIN PHONE # 435 752 1718
MAILING ADDRESS 40 South Main		CITY LOGAN	STATE UT	ZIP 84321
EMAIL ADDRESS JPOND@WELOGOSTUFF.COM				
DESCRIBE THE PROPOSED PROJECT AS IT SHOULD BE PRESENTED (Include as much detail as possible - attach a separate sheet if needed) We are trying to replace the stove front adding a double door entrance				Total Lot Size (acres)
				Size of Proposed New Building (square feet)
				Number of Proposed New Units/Lots
- NO SITE ACTIVITY MAY OCCUR UNTIL AFTER APPROPRIATE COMMITTEE APPROVAL -				

I certify that the information contained in this application and all supporting plans are correct and accurate. I also certify that I am authorized to sign all further legal documents and permits on behalf of the property owner.	Signature of Property Owner's Authorized Agent
I certify that I am the property owner on record of the subject property and that I consent to the submittal of this project. I understand that all further legal documents and permits will be sent to my authorized agent listed above.	Signature of Property Owner

06-029

TAX UNIT 127

FEE 06-000-2

050-90 335

[illegible]

FIRST EAST STREET

190-30 335



SEE 02-047

CURRENT STATE OF 36 SOUTH MAIN ST



LOCKER 42 & THE LOGO SHOP

EXTERIOR FACADE IMPROVEMENT

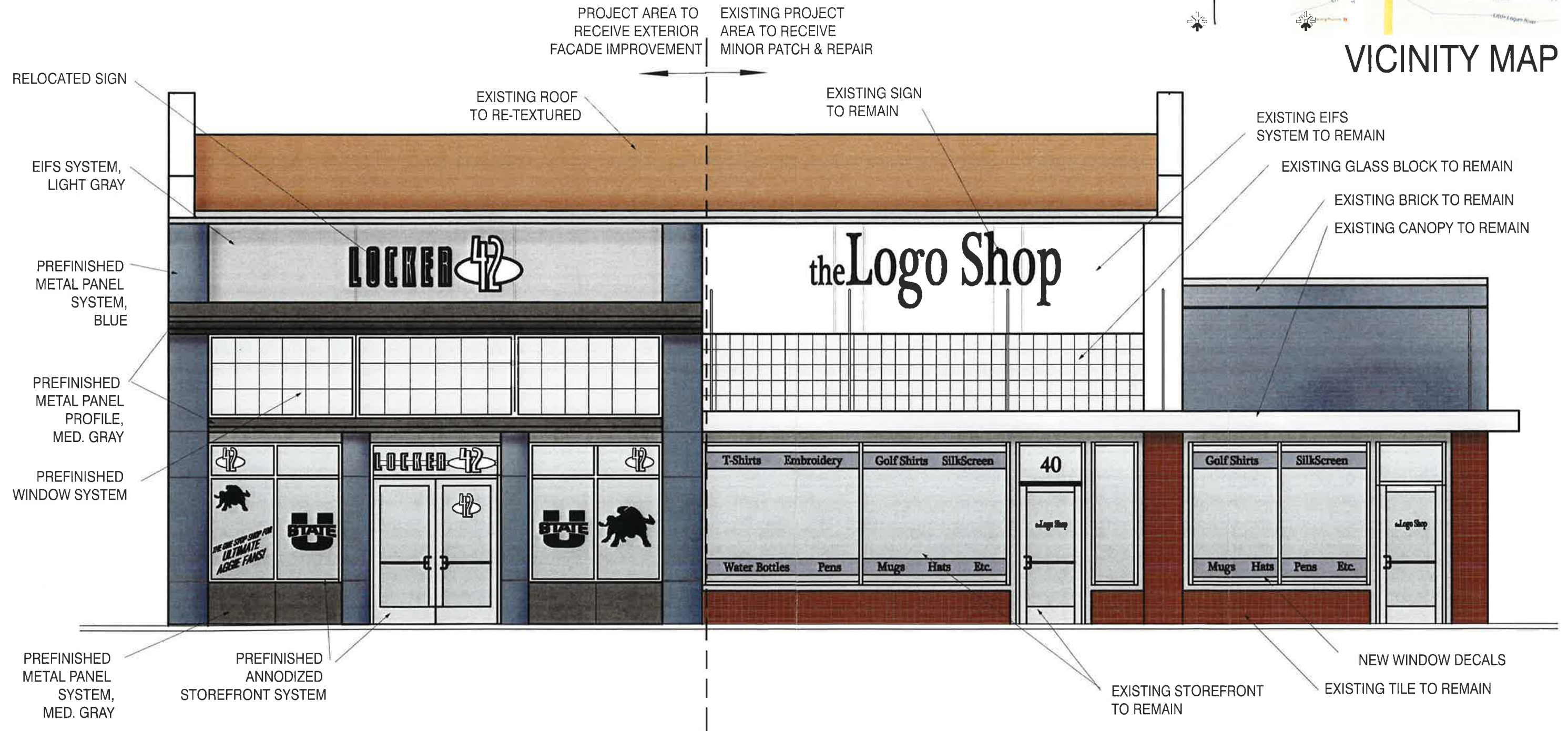
36, 40 & 42 SOUTH MAIN STREET, LOGAN, UT 84321

Project Description - An exterior façade improvement to the northern portion (Dance Illusion) of the West Elevation of the proposed project area. New materials, storefronts, and paint will be applied. Proposed materials are a prefinished metal panel system similar to the Wilson Motor Company building at 300 North Main Street,, EIFS, and anodized storefront system. Minimal to no work will be done the southern portion of the West Elevation, only minor patch and repair work as needed for sign relocation and other work.

PROJECT LOCATION
FRONT FACADE ONLY
WEST ELEVATION
LOCKER 42 & THE LOGO SHOP



VICINITY MAP



FRONT ELEVATION - WEST



design west | architects